

REPORT TO THE JERICHO DEVELOPMENT REVIEW BOARD

DEVELOPMENT REVIEW BOARD HEARING DATE: October 27, 2016

REPORT PREPARATION DATE: October 6, 2016

APPLICATION TYPE: Site plan amendment

APPLICANT/OWNER: 364 VT Route 15, LLC

DESCRIPTION: The applicant is requesting to amend a previously approved site plan. The property is located in the Village Center District

IDENTIFYING INFORMATION:

LOCATION: 357 VT Route #15

PARCEL NO: VT364

TOTAL ACREAGE: 2.55 Acres

ZONING DISTRICT(S): Village Center Districts

EXISTING USE: Jericho Market

PROPOSED USE: Commercial.

NOTICE OF PUBLIC WARNING/ ABUTTERS:

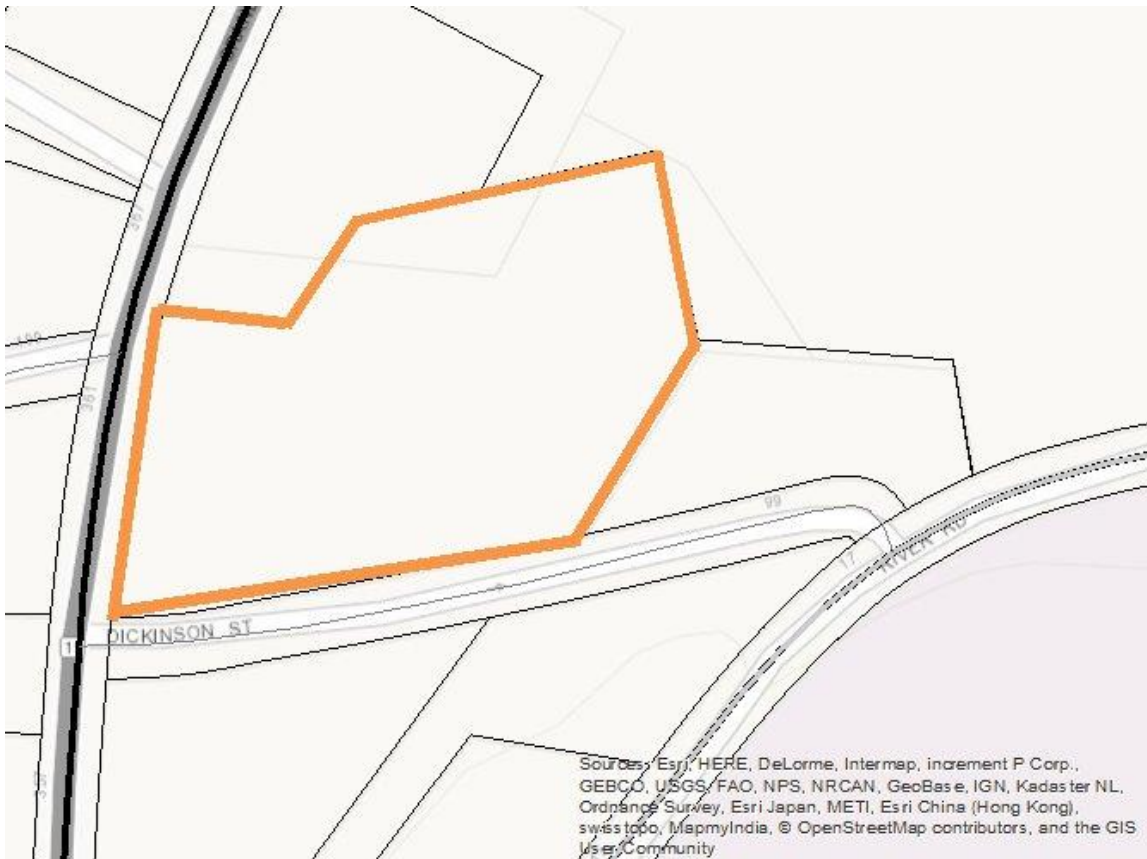
Notice of Public Warning published in the Mountain Gazette on: *10/6/2016*

Notice of Public Warning posted on: *10/11/2016*

Notice of Public Warning sent to abutters on: *10/5/2016*

Notice of Public Warning sent to the applicants on: *10/5/2016*

LOCATION MAP:



PROJECT OVERVIEW

The applicant is requesting to amend a previously approved site plan for the Jericho Market located in the Village Center Zoning District. The applicant has a previously approved site plan which it is proposing to amend; the application and request deals only with screening the mechanical equipment at the back of the building. As approved the mechanical equipment was to be screen with a chain link fence with infill screening incorporated within the fence. The applicant is now requesting to amend that and place no screening or barrier at all in this area. The applicant has offered the following reasons for this request.

The following are a couple reasons as to why we are making this request:

- Concern with snow plow, car and delivery truck damage as it is shown to be on the edge of pavement.***
- Access to the mechanical equipment for service. We would need multiple gates that would swing into the path of traffic and closing the gates would not allow enough room to work on the equipment safely.***

PREVIOUS ACTIVITY

The site has previous been approved for the Jericho Market project.

DEPARTMENTAL REVIEW AND COMMENTS

This application is requesting to amend a previously approved site plan, thus subject to §10.10. (Site Plan Review) and §13.5.7.ix (9). This property is also located within the Village Center Zoning Districts.

10.10. Site Plan Review

10.10.3 Review Standards: The Development Review Board may consider and impose appropriate safeguards, modifications, and conditions relative to the following standards:

10.10.3.1 All site plans shall comply with the following General Development Standards found in Section 11 of these regulations. Upon review of the application, the Development Review Board/Zoning Administrator may determine that additional General Development Standards are applicable to a given application, such as:

- 10.10.3.1.1*** Roads/Access ***N/A***
- 10.10.3.1.2*** Parking/Loading/Circulation ***N/A***
- 10.10.3.1.3*** Pedestrian Facilities ***N/A***
- 10.10.3.1.4*** Grading/Slope/Ridgeline ***N/A***
- 10.10.3.1.5*** Water Supply and Sewage Disposal ***N/A***
- 10.10.3.1.6*** Landscaping ***N/A***
- 10.10.3.1.7*** Site Layout and Design ***Mechanical-utilities should be located in the rear of the building and screen from surrounding properties.***

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- 10.10.3.1.8 Outdoor Storage *N/A*
 - 10.10.3.1.9 Outdoor Lighting *N/A*
 - 10.10.3.1.10 Utilities *Mechanical-utilities should be located in the rear of the building and screened from surrounding properties.*
 - 10.10.3.1.11 Stormwater *N/A*
 - 10.10.3.1.12 Performance standards *N/A*
 - 10.10.3.2 Site plans shall comply with any and all applicable Specific Use Standards in Section 4.4 and the General Provisions in Section 7.
 - 10.10.3.3 The Development Review Board may require that the applicant submit information regarding hours of operation and may impose conditions limiting hours of operation.

GENERAL DEVELOPMENT STANDARDS

11.9. Site Layout and Design

The siting and architectural design of the project shall be compatible with existing and planned improvements and the character of the area in which it is to be located, as defined by the purpose of the zoning district, the Jericho Comprehensive Town Plan, and the standards listed below. The Development Review Board should encourage the use of a combination of common materials and architectural characteristics, landscaping, buffers, screens and visual interruptions to create attractive transitions between buildings of different architectural styles

Mechanical-utilities should be located in the rear of the building and screened from surrounding properties.

11.12. Utilities

***11.12.1.** All existing and proposed utilities and utility Rights-Of-Way/easements, including but not limited to electric, telephone, gas, fiber optic and cable television, shall be shown on the final plat.*

***11.12.2.** All new utilities shall be placed underground from the nearest available port, unless the Development Review Board determines that burial of utilities would result in an undue adverse impact to natural resources or would be prohibitively expensive. Prior to approving overhead utilities, the DRB shall require independent technical review in accordance with Section 10.8.6 to determine if the above conditions are met.*

***11.12.3.** The applicant shall coordinate development design with utility companies to ensure that suitable areas are available for underground installation within and adjacent to the proposed development. Utility easements of sufficient width shall be provided to serve both the proposed development, and future service extensions to adjoining properties.*

13.5.7 The following additional miscellaneous Architectural Standards shall be applicable to all Buildings, Structures and improvements in the Riverside Flats Character-Based District.

13.5.7.ix (9) Utility boxes and gas meters shall be located at the rear of Buildings and if located Adjacent to Driveways, Parking Areas, Parking Lots, rear lanes, alleys or rear access easements, shall require (2) 48" ht. 6" x 6" wooden bollards set in concrete. The bollards must be painted a light color for visibility. The above standard is what is in the current zoning district and should be met for this request to amend if the DRB is to grant the application. Please note that the applicant has not submitted an application that meets this standard or addresses this section of the regulations. When the DRB reviewed the original application section 13 of the Land Use and Development Regulations had yet to be adopted.

STAFF RECOMMENDATION:

Staff recommends that the DRB either deny the application request and require the applicant to install what was previously approved (chain link fence with screening infill) or either require the applicant to develop and application-site plan that address section 13.5.7.ix by either continuing the hearing or conditioning an approval that staff can review and issue a zoning permit for.